

Springfield District Fairfax Center Area Land Use Committee Meeting
June 7th, 2006; 7:00 p.m.
Conference Room 4 & 5,
12000 Government Center Parkway, Fairfax, VA 22035

Meeting Minutes

COMMITTEE MEMBERS PRESENT:

Mark Cummings, *Chair, Brentwood Civic Association*
Lowell Smith, *Vice Chair, Birch Pond Homeowners Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Jeff Saxe, *Fairfax County Chamber of Commerce*
Claudette Ward, *Greater Willow Springs Civic Association*

COUNTY STAFF PRESENT:

Susan Zarybnicky, *Supervisor Elaine McConnell's Office*

OTHER:

Pete Murphy, *Planning Commissioner*

APPLICATION PRESENTED: Jeff Goldberg, *Bo-Bud Residential*, RZ 2005-SP-012

Agent: John McBride, *Vanderpool, Frostick & Nishanian*

John McBride made a brief presentation of the proposal. The application is to rezone approximately 5 acres of land to construct seven single family detached homes. The property is located at the intersection of Westbrook and Lincoln Drive. Marshall Farms and Holland properties border the land on the west and three Tregaron properties border to the South. All existing, bordering properties are zoned residential, R-2C and PDH-2 and the proposed lots are commensurate with this density.

John McBride and Jeff Goldberg met with surrounding community members to discuss property development prior to the land use meeting to hear their concerns.

An existing residence on the property is to be removed. There is an existing man made pond on the property, which will be restored to maintain the aesthetic quality of the pond. Several community members spoke favorably for restoring the pond to maintain its aesthetic quality for the neighborhood.

The homeowners will own the pond. In addition, the HOA will be responsible for maintenance and upkeep of the pond.

Although the pond is not used for stormwater or best management practices, it was brought to the committee that surrounding homeowners do benefit from this pond during heavy rains, as runoff from their property drains into the pond. The proposed development will retrofit and utilize the pond for these purposes.

Access to six of the lots will be from Westbrook Drive by way of a cul-de-sac. One additional lot will be accessed via a driveway from Lincoln Drive. There are no major traffic impacts resulting from this development.

Architectural examples of the homes were not provided. Buffers meet the county required guidelines.

QUESTIONS AND CONCERNS:

Commissioner Peter Murphy wanted to make it clear to the applicants that they openly disclose to the potential homeowners they are financially responsible for the maintenance of the pond.

Other questions and concerns: Is it possible to bring surrounding HOA's to incur costs of pond maintenance? Inspections possible by developer in case of foundation movement or well collapse for adjacent homeowners? Concerns with high insurance costs for homeowners due to the pond; Tree preservation; continuing fence line; additional shrubs and greenery for buffer on west side.

MOTION:

A motion was made and seconded to approve the application as presented by the applicant. All members present voted "YES."

The meeting adjourned at 8:10 p.m.